



ReView

Golf Course View Cluster Association

January 2006

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Disclosure Packets

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RA Document Revision Update

On January 26th the RA Board will vote on the restated governing documents that will be presented to RA members in a referendum in February. Decision time is almost upon us.

The new documents differ from the current documents (under which we have operated since 1984) in that they:

1. Increase the revenue flow into RA and increase RA's flexibility in spending money to maintain or enhance the amenities it provides to members. Knowledgeable critics have presented data that shows that the increased assessment cap and the new \$250 transfer fee will generate far more revenue than RA will need to meet its projected long-range costs. What will we be paying for?
2. Change RA's role from a provider of services to its members to a government entity that can maintain tight control over the entire Property, easing the management challenges for the RA board and staff. Why would we want to make it easier for RA staff to dictate our use of our own property?
3. Make RA "lawsuit proof" regardless of the actions or inaction of RA's board, staff or contractors. Is it in our best interests to indemnify RA's work crews?

The most common theme I've heard from representatives of Reston's many cluster associations is, "If it ain't broke, why fix it?" RA Board members have been unable to present any clear rationale for the changes they are promoting in the documents. They haven't been able to answer the question, "What problems will RA be able to resolve under the new documents that it can't resolve under the current ones?"

Assuming that the RA board approves the restated documents at its regular January meeting, the referendum ballots will be mailed to all RA members on February 13th. The deadline for voting is March 31st, and the results will be announced at the annual meeting in April. For the new documents to be accepted, 40% of eligible RA members must vote and two-thirds of the voters must vote "Yes." I encourage you to vote and to vote "NO."

Sandy Dresser, GCVCA President

February Board Meeting

The February board meeting is scheduled for **Wednesday, February 15** at 7:30 pm at 2204.

Interested residents are invited to attend.

Annual Assessments Due

All homeowners should have received a statement of the 2006 annual assessment. If you haven't, or if you have any questions about your statement, please call Michelle Cidone at 703-967-6184 or email her at finance@golfcourseview.org.

If you plan to pay in quarterly installments, your first installment of \$246.25 is due Monday, January 16, 2006.

If you prefer to pay your entire assessment in a lump sum, you can take advantage of the 10% discount by making your payment of \$886.50 by February 1. After February 1 you must pay the full amount of \$985.

If you still owe a portion of your 2005 assessment, any payments you make this month will be applied first to your 2005 debt. If you fail to pay the full amount of your 2005 debt and the first quarterly installment of your 2006 assessment by January 16, the cluster has the right to accelerate your 2006 assessment and turn your entire account over to legal counsel for collection.

Plans For New Entrance To The Cluster Taking Shape

At its January meeting, the board heard plans for the new entrance to the cluster along the circle beside Newbridge pool. The plan accepted in principle by the board includes:

- the demolition of the current cluster sign,
- removal of some of the existing shrubs and trees,
- an 18" dry stone wall that follows the curve of the parking circle,
- a new cluster sign positioned on the hill beside 2214 near the speed bump,
- new landscaping from near the speed bump to the location of the current sign, and
- new signs at the entrance to courtyards.

The board is considering bids from two sign companies and a number of landscaping companies. They expect to finalize the plan at their February meeting.

Although the final design has not yet been agreed upon, the new signs will be similar to those in Newbridge cluster. They will be easier to read and contain more information than the current signs.

Once the plan is finalized and approved by the RA Design Review Board, work is expected to begin early this spring.